

Claims

1. A method of managing a real estate unit from a remote location, such method comprising the steps of:
accessing a server from a remote location through
5 a website of the server;
downloading a set of options regarding the managing of the rental unit from the website to the remote location;
selecting at least one of the options;
10 uploading the selected option from the remote location to the server; and
executing the uploaded selected option by the server.
- 15 2. The method of managing the real estate rental unit as in claim 1 wherein the step of accessing the website further comprises transferring an identifier of a user to the server.
- 20 3. The method of managing the real estate rental unit as in claim 2 wherein the step of transmitting the identifier further comprises comparing the identifier with an identifier of an authorized user and granting access to a set of files when a match is found.
- 25 4. The method of managing the real estate rental unit as in claim 3 further comprising uploading rental receipt data from a designated financial institution to the server.
- 30 5. The method of managing the real estate rental unit as in claim 4 wherein the step of uploading the rental

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receipt data further comprises storing the rental receipt data in the set of files.

6. The method of managing the real estate rental unit
5 as in claim 1 wherein the step of downloading a set of options further comprises providing a real estate unit inquiry selection as an option of the set of options.

7. The method of managing the real estate rental unit
10 as in claim 1 wherein the step of downloading a set of options further comprises providing a billing and cash entries selection for a real estate unit as an option of the set of options.

15 8. The method of managing the real estate rental unit as in claim 1 wherein the step of downloading a set of options further comprises providing a reports selection as an option of the set of options.

20 9. The method of managing the real estate rental unit as in claim 1 wherein the step of downloading a set of options further comprises providing a utilities selection as an option of the set of options.

25 10. The method of managing the real estate rental unit as in claim 1 wherein the step of downloading a set of options further comprises providing a system selection as an option of the set of options.

30 11. Apparatus for managing a real estate unit from a remote location, such apparatus comprising:

means for accessing a server from a remote location through a website of the server;

means for downloading a set of options regarding the managing of the rental unit from the website to the remote location;

means for selecting at least one of the options;

means for uploading the selected option from the remote location to the server; and

means for executing the uploaded selected option by the server.

12. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for accessing the website further comprises means for transferring an identifier of a user to the server.

13. The apparatus for managing the real estate rental unit as in claim 12 wherein the means for transmitting the identifier further comprises means for comparing the identifier with an identifier of an authorized user and granting access to a set of files when a match is found.

14. The apparatus for managing the real estate rental unit as in claim 13 further comprising means for uploading rental receipt data from a designated financial institution to the server.

15. The apparatus for managing the real estate rental unit as in claim 14 wherein the means for uploading the rental receipt data further comprises means for storing the rental receipt data in the set of files.

16. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a set of options further comprises means for providing a real estate unit inquiry selection as an option of the set of options.

17. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a set of options further comprises means for providing a billing and cash entries selection for a real estate unit as an option of the set of options.

18. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a set of options further comprises means for providing a reports selection as an option of the set of options.

19. The apparatus for managing the real estate rental unit as in claim 11 wherein the means for downloading a set of options further comprises means for providing a utilities selection as an option of the set of options.

20. The apparatus for managing the real estate rental unit as in claim 1 wherein the means for downloading a set of options further comprises means for providing a system selection as an option of the set of options.

21. Apparatus for managing a real estate unit from a remote location, such apparatus comprising:
a remote processor adapted to access a server from a remote location through a website of the server;

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a website adapted to download a set of options regarding the managing of the rental unit from the website to the remote location;

5 a cursor adapted to select at least one of the options;

an applet within the remote processor adapted to upload the selected option from the remote location to the server; and

10 an applications program adapted to execute the uploaded selected option by the server.

22. The apparatus for managing the real estate rental unit as in claim 21 wherein the application program further comprises a comparator adapted to compare an
15 identifier of an authorized user and granting access to a set of files when a match is found.

23. The apparatus for managing the real estate rental unit as in claim 21 further comprising a modem adapted
20 to uploading rental receipt data from a designated financial institution to the server.

24. The apparatus for managing the real estate rental unit as in claim 23 further comprising a memory storing
25 the rental receipt data in the set of files.

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